

**Application for U.S. EPA Assessment Coalition Grant -
Eugene/Springfield/Lane County Coalition – FY2021**
NARRATIVE INFORMATION SHEET

A. Applicant Name and Address

City of Eugene
99 W. 10th Ave.
Eugene, OR 97401

B. Funding Requested

1. Type of Grant – Coalition
2. Federal Funds Requested - \$600,000
3. We are not requesting a waiver for site specific assessment amount as it is not applicable to the coalition proposal.

C. Jurisdictions Covered

1. Lane County
 - a. All unincorporated areas
 - b. City of Oakridge
2. City of Eugene
3. City of Springfield

D. Property Information for Site Specific Application – This is not a site specific application and thus, is not applicable to our Coalition proposal.

E. Contacts

1. Project Director:
Name: Anne Fifield
Phone: 541-682-5451
Email: AFifield@eugene-or.gov
Site Mail: 99 W. 10th Ave, Eugene, OR 97401
2. Highest Ranking Elected Official:
Name: Mayor Lucy Vinis
Phone: 541-682-5010
Email: lvinis@eugene-or.us
Site Mail: 99 W. 10th Ave, Eugene, OR 97401

F. Population: Lane County 378,880

G. Other Factors

Other Factors	Page #
Community population is 10,000 or less	NA
Application assists Tribe or territory	NA
Priority brownfield site(s) impacted by mine-scarred land	NA
Priority site(s) is adjacent to a body of water (I.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	NA

The Letter from State environmental authority is attached to this information sheet.



Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region Eugene Office

165 East 7th Avenue, Suite 100

Eugene, OR 97401

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TTY 711

October 23, 2020

Terri Griffith
U.S. Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 155
Mailstop: ECL-133
Seattle, WA 98101-3140

RE: DEQ Support for Eugene's FY2021 Coalition Application for an Assessment Grant

Dear Ms. Griffith:

The Oregon Department of Environmental Quality is pleased to acknowledge the assessment grant application from a Coalition consisting of Eugene, Springfield and Lane County. The focus areas of the Eugene Coalition Assessment are on properties in the Bethel, Trainsong, and Whiteaker neighborhoods (West Eugene focus area), Glenwood and Springfield west neighborhoods (Springfield focus area), and McKenzie (lower, middle and upper) Holiday Farm Fire impacted area (Lane County focus area). Some of these sites include former wood products facilities, plating facility, scrap yard, gas stations, and former auto-service businesses. There is a potential for hazardous substances and/or petroleum contamination at these properties. These sites, once evaluated, and, if necessary, cleaned up, will support the Coalition's strategy to develop livable communities with housing options, transit options, diverse job opportunities, and improved access to green spaces, food sources and services.

Eugene, as lead applicant, is requesting \$600,000 in funding for hazardous substance and petroleum assessments to be accomplished over the 3-year grant period. The Coalition anticipates performing 17 Phase I and 12 Phase II Environmental Site Assessments (ESAs), cleanup and reuse planning, and community engagement activities.

DEQ encourages EPA to fund Eugene's Coalition Assessment Grant Application.

Sincerely,

Michael E. Kucinski, Manager
Western Region Cleanup and Emergency Response

ec Amanda D'Souza, Eugene
Mary Camarata, WR BF Coordinator
Cheryl Grabham, HQ BF Manager

SECTION 1 PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i: Background and Target Area Descriptions: In Fiscal Years (FY) 2012 and 2017 the Eugene, Springfield, and Lane County Oregon Coalition received US Environmental Protection Agency (EPA) Brownfield Community-Wide Assessment Coalition grants. We established a successful brownfield revitalization program and are requesting \$600K in Assessment Coalition grant funding to continue program momentum. This is a critical point in time as part of our Target Area has been ravaged by the recent Holiday Farm Fire (HFF). The majority of grant funds will be dedicated to 3 Focus Areas: 1) Bethel, Trainsong, and Whiteaker neighborhoods (West Eugene), 2) Glenwood and Springfield West neighborhoods (Springfield), and 3) McKenzie River (HFF area). Urban neighborhoods are characterized by a concentration of industrial facilities, railroads, highways and brownfields, which are closely intertwined with the region's lowest-income neighborhoods and highest concentrations of minority residents. The HFF impact area consists of residential, industrial, and agricultural sites, is a primary recreation and tourism destination, and the main drinking water source for Eugene.

The Target Area was built by the timber industry, which boomed in the 1800s spurring Eugene-Springfield's growth into the state's 2nd largest industrial/commercial center. Lumber mills and industries such as wood treating and manufacture of paints, rail ties, chemical resin, and furniture proliferated. Mills, homes, roads, and railroads were concentrated in the Focus Areas to serve growing industries and workforce. Late 20th century federal restrictions on timber harvests caused a severe decline in Oregon's timber industry. 60% of Lane County timber jobs disappeared by 2008; supporting industries were devastated, leaving contaminated, vacant and underutilized brownfields and resulting in economic decline, most acutely in Focus Areas. The Coalition's current inventory lists brownfields ranging from former wood products facilities to large and small industrial and manufacturing sites, to former auto-service businesses. The HFF is still burning, so full assessments are not yet available, but anticipated issues and sites relate to burned septic tanks, agricultural chemical storage sites, active industrial sites, and historic industrial sites potentially unknown to current owners.

1.a.ii: Priority Brownfields Site(s): Focus Areas are a mix of active and idle industrial sites and residential neighborhoods with primarily low-income and minority residents. Oregon Department of Environmental Quality (DEQ) records and community group studies have documented negative environmental impacts to air, soil, and groundwater from brownfields and active industrial facilities. The current proposal advances program momentum to tackle all 3 of Lane County's declared emergencies (Housing, COVID-19, and HFF). Two priority sites are: 1) 525 Mill Street in Springfield- Springfield School District surplus property surrounded by high-density housing. The site contains administrative, support, storage, and parking facilities. Onsite storage may have included cleaning, paint, ink, fuels and other contaminants. Cornerstone Community Housing (CCH) is interested in purchasing and developing the site with 50 units of semi-permanent supportive affordable housing (60% AMI). CCH is working with local governments to apply for federal Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds for acquisition/predevelopment costs. 2) 89 Polk Street in Eugene owned by DevNW, a 12-unit complex for youth aging out of the foster care system. DevNW will expand the complex by 12 units, a community garden, common room, kitchen, and laundry. Given likely funding sources, they will need an environmental assessment to move forward.

A third priority is the HFF area. The *Holiday Farm Fire impact area is the McKenzie River—Eugene’s primary drinking water source*. While a number of those who lost homes and businesses are accessing cleanup support from state and federal partners, it is inevitable some will have missed the opportunity and/or will require more complex cleanup than provided by current resources. Most of the developed property in the HFF lies along the River. We also prioritize brownfields between Franklin Blvd. and the Willamette River in the Glenwood Neighborhood including former industrial facilities, auto shops, and scrap yards, and significant area of *floodplain*.

1.b Revitalization of the Target Area

1.b.i: Reuse Strategy and Alignment with Revitalization Plans: The main project tasks are outlined in Section 3. Cleanup plans may be Analysis of Brownfield Cleanup Alternatives reports or less comprehensive documents based on site complexity. Redevelopment plans include housing as described for the two identified urban sites and may include market and site-specific reuse feasibility studies, and sources of funding to bring brownfields back into productive use. Our reuse strategy and Focus Areas are aligned with several revitalization plans: Franklin Blvd. Opportunity Zone Corridor (OZC), Envision Eugene, Springfield 2030 Plan, Better Bethel (BB), Glenwood Refinement Plan (GRP), Eugene Downtown Plan, and Urban Renewal Plans. Both prior grants played a key role in supporting brownfield redevelopment along the OZC, which includes 2 federal Opportunity Zones (OZ). As the OZC is implemented, we anticipate a growing need for redevelopment support. BB (an OZ) identifies brownfields redevelopment as a way to improve economic conditions in the area. GRP (an OZ) calls for mixed-use neighborhoods with multi-modal transit-oriented development to transform its underutilized character. This project will enhance economic competitiveness by attracting business and promoting job creation, encourage much needed housing, and support existing communities through mixed-use infill development.

1.c: Strategy for Leveraging Resources

1.c.i Resources Needed for Site Reuse: As assessments move forward, we will leverage cleanup and development funds with Business Oregon, which has 2 brownfields cleanup funds available. We will also work with DEQ to access funds for sites without a responsible party. We will look for projects well-suited for follow-up EPA brownfield cleanup grant funding. Eugene will also leverage our strong partnership with HUD. Documented success leveraging EPA funds on HUD-funded projects includes the Broadway Commerce Center, Market District Commons, and 1059 Willamette. Coalition partners will leverage brownfield investment using existing incentives such as OZs, Business Growth Loans (capitalized with CDBG funds), Enterprise Zone programs, local Urban Renewal funds, and local tax exemption programs for housing. Our FY12 and FY17 grants leveraged just over \$6 million to date. We will coordinate HFF sites with the Emergency Recovery Center so our resources amplify the impact of FEMA and state monies invested. Accessing FEMA resources is a complicated process and sites may not successfully obtain adequate support. Our Coalition has fine-tuned our program’s process and communications; we are confident we will be able to engage HFF-impacted community members in safe cleanup of sites.

1.c.ii Use of Existing Infrastructure: Focus areas and priority sites have well developed existing infrastructure. At this time no significant additional infrastructure is required for priority sites or anticipated to be needed in the Focus Area. HFF impact area needs are unknown at this time, but a recovery revitalization plan is anticipated.

2. COMMUNITY NEED and COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i: Community's Need for Funding: The Lane County economy has been hit harder than the rest of Oregon by COVID-19—the lack of on-campus activity and events at the University of Oregon has exponentially impacted our local economy. Any data from American Community Survey (ACS) underestimates community need given the dramatic shifts occurring since March. The Target Area struggled to recover from the Great Recession, employment levels did not recover to 2007 levels until 2016. Lane County is now experiencing a recession worse than 2008/9 and worse than the State as a whole.¹ Prior to COVID, Lane County struggled with underemployment. Statewide, currently 13.8% are un- or underemployed with an April spike of 23.4%.² A similar spike could occur again given the volatility of the landscape.

COVID impacts to municipal budgets are devastating. By 2023 jurisdictions' tax revenue are expected to be half that of pre-COVID revenue.³ Coalition partners are making difficult fiscal choices to close budget gaps and maintain core services in public safety, community and health. The City of Eugene is already facing a \$5M budget deficit for this fiscal year alone. The Target Area is also frequently impacted by natural hazards. An estimated 3,500 employees and 550 businesses are impacted by the HFF. In the past 10 years, 5 major disaster declarations were issued by the Federal Emergency Management Agency for Lane County: #FM-5357 (2020), #DR-4296 (2016) #DR-4258 (2015), #DR-4169 (2014), and #DR-4055 (2012). These issues impact business revenue, prevent employees from working, and divert municipal resources away from other projects. Rural unincorporated communities would not be able to access support for brownfields without the Coalition and these grant funds.

2.a.ii: Threats to Sensitive Populations

2.a.ii.1: Health and Welfare of Sensitive Population: The table below summarizes economic conditions in the Focus Area. Because of COVID, ACS data underestimate poverty and unemployment. Our most vulnerable populations continue to be disproportionately impacted and the number of vulnerable households are increasing. Lane County consistently has a higher poverty rate than the state and nation. The Oregon Department of Health and Human Services identifies the Focus Area census tracts as High Poverty Hot Spots. Minority, child, and elderly poverty rates continue to be well above city, state and US rates. Child poverty rates in the Focus Areas are significantly higher than ACS data show. Free and Reduced Lunch eligibility is as high 94.5%.⁴ The percentage change increase of those experiencing food insecurity since COVID is as follows: unemployed (44%), age 65+ (488%), earning less than \$25k (73%), earning between \$25-\$34.9k (25%).⁵ The Target Area minority population is growing, and is experiencing poverty at a higher rate than the surrounding community.

¹ Oregon Employment Department, July 2020: *Lane County Lost More Jobs than the State*.

² Bureau of Labor Statistics, Measure U-6: <https://www.bls.gov/lau/stalt.htm>

³ Oregon Office of Economic Analysis, September 2020: <https://www.oregon.gov/das/oea/pages/forecastecorev.aspx>

⁴ Oregon Department of Education, Free and Reduced Lunch Reports.

⁵ Household Pulse Survey, U.S. Census Bureau, Tables food3a and food3b.

Demographic	Eugene	Eugene Focus Area ²	Springfield	Springfield Focus Area ³	LC Tract 1 (HFF)	Oregon	U.S.
Population	165,997	9,315	61,525	9,563	5,350	4.1M	323M
Unemployment	7%	10%	8%	10%	7%	6%	6%
Poverty Rate	22%	35%	20%	23%	11%	14%	14%
Minority ¹	30%	40%	22%	28%	11%	21%	21%
Hispanic poverty	27%	29%	19%	26%	10%	22%	21%
African American Poverty	29%	60%	48%	47%	24%	29%	24%
Child Poverty	19%	21%	26%	30%	11%	18%	20%
Poverty over 65	10%	32%	9%	11%	4%	8%	9%
Median HH Income	\$49,023	\$26,601	\$43,157	\$40,858	\$54,823	\$59,393	\$60,293
Land Area (sq. mi.)	44.2	2.7	15.7	1.8	841.3	96K	3.5M

Source: US Census Bureau American Fact Finder 2011-2015 American Community Survey 5-Year Estimates;

1. Calculated by subtracting % of “One race, white” from 100%; 2. Lane County census tracts 39, 40, and 42;

3. Lane County census tracts 32.01, 33.01, and 33.02.

Lane County Public Health conducts community health assessments and rankings based on a methodology from the Robert Wood Johnson Foundation. Assessments consider a range of demographic factors which are statistically combined with disease measures.⁶ These rankings include those by Outcomes (year of potential life lost), Factors (behavioral and social determinants) and then a combined Overall Rank. Our Focus Area consists of multiple census tracts, summarized below. The most prevalent chronic diseases in the area are cancer and heart disease and the most common cancers are lung, prostate and breast.⁷

Lane County Health Ranking (1=most healthy, 144=least healthy)

Area (Tract) (N=144)	Outcomes Rank	Factors Rank	Overall Rank	Years of Potential Life Lost (YPLL) per thousand
Eugene				
3900	141	125	141	126.34
4000	81	112	91	74.36
4200	132	136	139	110.64
Springfield				
3201	140	127	140	124.37
3301	99	141	125	87.25
3302	80	130	100	74.31
HFF Area*				
100.2	48	27	9	66.07
100.3	48	31	14	66.07
100.4	48	47	46	66.07

*Data for the HFF area often under-reports the pervasiveness and extent of vulnerability.

Lane County is in a housing state of emergency. 60-77.4% of Eugene and 42-60% of Springfield

⁶ preventionlane.org

⁷ Lane County Community Health Assessment, 2019.

Focus Area renters are housing cost burdened compared to 49% in the US. Our households experience more cost burden and lower vacancy rates than almost any other metro area in the nation. Lane County's homeless population is the 2nd largest in the state.⁸

2.a.ii.2: Greater than Normal Incidence of Disease and Adverse Health Conditions: EJ Screen reinforces the findings in the above Health Ranking table, showing the area ranges from the 80-100th percentile for cancer risk in the state, 80-90th in the nation; for respiratory hazard 80-95th percentile in the state, 80-90th percentile in the nation. For both PM 2.5 and ozone the Focus Area is in the 80-95th percentile in the state and 60-80th US.

2.a.ii.3: Disproportionately Impacted Populations: Minority, child, and elderly poverty rates in the Focus Areas are well above city, state and US rates, as shown in the table in section 2.a.ii.1. More people 65 and over remain in the workforce and are nearly 7% of Oregon's workforce.⁹ As a COVID-19 high-risk group, ACS data likely underestimates the extent of poverty now in this group. The Target Area minority population is growing and is experiencing poverty at a higher rate than the surrounding community. The Focus Area has the highest percent minority population in the region.¹⁰ The overlap among the 3 groups (Sensitive Populations, Greater Incidence of Disease and Adverse Health Conditions, and Disproportionately Impacted Population) is substantial and geographically concentrated in the identified Focus Areas. The grant will further refine identification and reduction of threat, by infusing assessment and cleanup resources to the area. Additionally, grant funds will advance projects addressing community housing and employment needs. Priority sites will result in more affordable housing units in the geography and specifically serve vulnerable populations.

2.b Community Engagement

2.b.i Project Involvement: The Coalition will continue to supplement in-house resources with assistance from a consultant. The Coalition will continue effective public-engagement methods developed for our FY12 and FY17 projects, including targeting local developers, real estate brokers, and affordable housing providers, and attending community and Focus Area neighborhood association meetings. The Coalition circulated a brownfield-focused community survey in both English and Spanish to collect public input on priorities. We will continue to work with underserved communities and build new partnerships. Coalition Partners are effective community champions, conducting outreach and engagement to key stakeholders such as the Housing Policy Board and Cascades West Economic Development District.

2.b.ii. Project Roles

Organization	Point of Contact	Role/Specific Involvement
City of Eugene	Anne Fifield Afifield@eugene-or.gov 541-682-5451	Coordinate program, administer grant, outreach to community members and property owners
City of Springfield	Courtney Griesel cgriesel@springfield-or.gov 541-954-9722	Attend advisory committee (BAC) meetings, site identification, community outreach

⁸ Lane County Community Health Needs Assessment 2019. Housing cost burdened is defined as spending more than 35% of household income on rent.

⁹ *Working Over Time: Workers 65 and Older in Oregon*. Oregon Employment Department. November 21, 2019.

¹⁰ US Census Bureau, ACS2013-2017 Table B03002, Lane Livability Equity and Opportunity Map Update, February 2020.

Lane County	Austin Ramirez, aramirez@lanecountyor.gov , 541-682-4009	Attend BAC meetings, site identification, community outreach
Eugene Water and Electric Board	Jeanine Parisi, jeannine.parisi@eweb.org , 541-685-7451	Identify HFF sites for assessment
Oregon Department of Transportation	Frannie Brindle, Frances.brindle@odot.state.or.us , 541-726-5227	Identify surplus sites with redevelopment potential
DEQ	Mary Camarata, camarata.mary@deq.state.or.us , 541-687-7435	Attend BAC meetings, assist site eligibility, enter sites into compliance programs
Business Oregon	Karen Homolac, karen.homolac@oregon.gov , 971-239-9951	Provides funding and technical assistance
Regional Solutions Team	Sarah Means, sarah.means@oregon.gov , 503-559-7698	Provides technical assistance, coordinates partnerships
DevNW- economic stability, education, food access	Adam Dallimore, adam.dallimore@devnw.org , 541-345-7106 x2071	Identify sites, share information, support development partnerships
St. Vincent de Paul- low-income housing	Kristen Karle kristen.karle@svdp.us , 541-687-5820 x152	Identify sites for assessment
Homes for Good- low-income housing	Steve Ochs, sochs@homesforgood.org , 541-682-2530	Identify sites for assessment
Cornerstone Community Housing –low-income housing	Amy Cabbage acabbage@cornerstonecommunityhousing.org , 541-683.1751 ext. 104	Identify sites for assessment
McKenzie River Trust- protect habitat	Daniel Dietz, daniel@mckenzie river.org , 541-345-2799 x101	Identify sites and property owner outreach
Eugene Chamber	Brittany Quick-Warner brittanyw@eugenechamber.com , 541-242-2354	Engage with business owners and community members
Whiteaker Community Council –livability	Sam Hahn, sam@redbananaproductions.com	Input on project direction and outreach
1000 Friends of Oregon - livability	Alexis Biddle, alexis@friends.org , 503-497-1000 x8	Input on potential sites and outreach
McKenzie CDC- rural development	Tim Laue, (b) (6)	Identify sites and property-owner outreach.

2.b.iii. Incorporating Community Input: The Coalition uses a simple “assessment request form” to streamline collection of information about potential sites and be transparent about criteria used to evaluate sites. For the FY21 grant, we will 1) add a web tool to allow online submission; 2) work with Coalition members and community partners to provide links to the project website; 3) continue to update our website with project information, calendar events, and success stories; 4) make presentations to existing groups about the program’s opportunities and successes; and 5) communicate progress using city newsletters, press releases, and our growing interested parties list. We will hold at least one public meeting per project year. We have found engaging with real estate brokers, developers, and affordable housing providers an effective way to disseminate information about the program and identify sites. Many of these contacts have existing relationships with property owners which helps to identify and then conduct site assessments. We find attendance best at lunchtime events, in locations accessible by public transit and ADA accessible. Other reasonable accommodations will be made for persons with

disabilities, upon request. In addition to hosting public meetings, the Coalition will conduct outreach as described in 2.b.i.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS

3.a. Description of Tasks Activities and Outputs

Task 1: Project Management
<p><i>i. Project implementation:</i> Eugene’s project manager will be responsible for completing project activities, leading the Coalition, and directing the consultant. The Coalition and our local DEQ representative will serve as the Brownfield Advisory Committee (BAC) to identify high-priority brownfields, communicate local priorities, and support community involvement. This task includes EPA-required reporting, and costs for 1 Coalition member staff to attend one regional and two national brownfields conferences. To ensure our Project is completed within the grant term, we will procure an environmental consultant using the process outlined in 4.a.iii. Eugene will provide in-kind resources (staff time) for procurement coordination and financial tracking of the grant.</p>
<p><i>ii. Anticipated Project Schedule:</i> <u>Prior to 10/1/21</u> - procure consultant, develop Cooperative Agreement with EPA, and set up internal project management systems; <u>Months 1-3:</u> convene BAC, review evaluation criteria; <u>Ongoing grant period (10/1/21-9/30/24):</u> complete quarterly reporting, update ACRES, convene BAC 2x/year; attendance at conferences.</p>
<p><i>iii. Task/Activity Lead:</i> Eugene Project Manager</p>
Task 2: Community Involvement
<p><i>i. Project implementation:</i> Coordinate with consultant to implement a scope including: 1) update Public Involvement Plan; 2) hold 2 annual BAC meetings and check-in with BAC an additional 2 times per year; 3) regular outreach to partners, including presentations to community groups; 4) targeted outreach to property owners and businesses in Focus Areas, 5) hold at least 1 public meeting per year; 6) prepare outreach materials such as fact sheets, press releases, newsletters, and posters; and 7) update our website . Eugene will provide in-kind resources (staff time) to assist with community outreach. Coalition members will provide in-kind resources (staff time) in reaching out to their respective communities.</p>
<p><i>ii. Anticipated Project Schedule:</i> <u>Months 1-3:</u> Coordinate 1st community outreach meeting, begin individualized outreach, update website and outreach materials; <u>Months 4-6:</u> Hold public meeting, continue individualized outreach, presentations to community groups. <u>Ongoing grant period (10/1/21-9/30/24):</u> public meetings 1/year, ongoing individualized outreach and presentations to community groups.</p>
<p><i>iii. Task/Activity Lead:</i> Eugene Project Manager and Business Liaison with Consultant</p>
<p><i>iv. Outputs:</i> Public and BAC meetings held, presentations given, meetings attended (with partners, property owners, and businesses), website updates, and outreach materials generated and distributed.</p>
Task 3: Site Selection and Phase I and II ESAs
<p><i>i. Project implementation:</i> <u>Site Selection:</u> BAC members will strategically identify and pursue sites and provide guidance on outreach methods in identified focus areas. BAC will evaluate how assessment of sites contribute to community livability, economy, and environment using criteria established during the 2017 grant.</p> <p><u>QAPP:</u> Eugene will manage consultant in preparation of updated QAPP.</p> <p><u>Obtaining Site Access:</u> We had great success obtaining owner participation and site access.</p>

Many FY17 sites were brought forward by community partners who served as a liaison and assisted with obtaining site access. We will work with those partners on site access again. <u>Assessments:</u> We will complete up to 24 Phase I ESAs and 14 Phase II ESAs. The majority of project funding will be dedicated to Phase II ESAs.
<i>ii. Anticipated Project Schedule:</i> <u>Months 1-3:</u> Prepare QAPP; <u>Ongoing grant period (10/1/21-9/30/24)</u> start site assessments including completing the outputs listed below.
<i>iii. Task/Activity Lead:</i> Eugene Project Manager and Consultant
<i>iv. Outputs:</i> Assessment applications; eligibility determinations; Phase I ESA reports; approved QAPP, Sampling and Analysis Plans; Endangered Species Act and National Historic Preservation Act screening documents; health and safety plans; and Phase II ESA reports.

<i>Task 4: Cleanup and Reuse Planning</i>
<i>i. Project implementation:</i> We will prepare planning deliverables for 7 sites. The type of cleanup planning deliverables will be determined by the complexity of the sites assessed, and may include Analysis of Brownfield Cleanup Alternatives, cleanup action plans, contaminated media management plans, or other documents as appropriate.
<i>ii. Anticipated Project Schedule:</i> <u>Ongoing grant period (10/1/21-9/30/24):</u> Complete planning processes as sites are approved by BAC.
<i>iii. Task/Activity Lead:</i> Eugene Project Manager and Consultant
<i>iv. Outputs:</i> Analysis of Brownfield Cleanup Alternatives and other remedial and/or redevelopment plans.

3.b. Cost Estimates: The City of Eugene will lead each task, directing consultants to assist as needed. Costs in this section are based on City personnel costs of \$60/hour (60% personnel, 40% fringe), and consultant costs of \$120/hour.

Task 1: Project Management: Budget \$27,050:

Personnel and Fringe - \$12,000 for City personnel/fringe (200 hrs); (this includes activities considered administrative costs and programmatic costs; the administrative costs will not exceed 5% of the total budget)

Travel - \$3,050 for travel to conferences (airfares \$400/ 1 person / 2 conferences = \$800; and hotel/meals [\$250/3 days/3 conferences = \$2,250])

Contractual - \$12,000 for consultant management and reporting support (100 hrs)

Task 2: Community Involvement: Budget \$38,000:

Personnel and Fringe - \$10,000 for City personnel/fringe (166.67 hrs); (this includes activities considered programmatic costs)

Contractual - \$28,000 for support from our consultants (233.33 hrs).

Task 3: Phase I and II ESAs: Budget \$465,950:

Personnel and Fringe - \$12,000 for City personnel/fringe (200 hrs); (this includes activities considered programmatic costs)

Contractual - \$4,000 in contractor costs for our consultant to assist with site selection and to update the QAPP (33.33 hrs); **\$108,000** for 24 Phase I ESAs at a cost of \$4,500/each (contractor costs for 33.3 hrs + \$500 expenses); **\$341,950** for 14 Phase II ESAs [7 haz sub Phase II ESAs at \$25,850/each: contractor costs for 83 hrs + \$15,850 in subcontractor expenses (driller, laboratory, utility locates, and investigation-derived waste disposal); and 7 petroleum Phase II ESAs at \$23,000/each: contractor costs for 83 hrs + \$13,040 in subcontractor expenses)]

Task 4: Cleanup/Redevelopment Planning: Budget \$69,000:

Personnel and Fringe - \$6,000 in City personnel/fringe costs (100 hrs)

Contractual - \$63,000 in contractor costs (7 sites at \$9,000/site)

2.b.ii Budget Table:

Category	Task 1: Project Management	Task 2: Community Involvement	Task 3: Site Selection & ESAs	Task 4: Cleanup & Redevelop- ment Planning	Total
Personnel	\$7,200	\$6,000	\$7,200	\$3,600	\$24,000
Fringe Benefits	\$4,800	\$4,000	\$4,800	\$2,400	\$16,000
Travel	\$3,050	\$0	\$0	\$0	\$3,050
Contractual	\$12,000	\$28,000	\$453,950	\$63,000	\$556,950
Subtotal	\$27,050	\$38,000	\$465,950	\$69,000	\$600,000

3.c. Measuring Environmental Results: To ensure that project activities are implemented within the grant period, the Coalition will establish a project schedule with milestones for progress evaluation as part of our Cooperative Agreement. We will measure project progress as follows. Months 1-3: Convene the BAC for initial meeting and evaluation of potential assessment sites; update outreach materials; hold kickoff community meeting; and reach out to community partners. Outputs: Identified sites, outreach materials, communications, and meeting notes. Months 4-6: Continue outreach to community partners; make presentations to established groups; continue evaluation of potential sites and direct consultant to begin assessment activities. Outputs: outreach event presentation materials, meeting notes; updated prospective site list.

The BAC will meet twice annually to: review program progress against defined goals and **outputs** (# of ESAs, outreach meetings, community meetings attended, cleanup/redevelopment plans; distribution of work among the target areas and Focus Areas), and plan the next 6 months' actions to maintain project progress. The Coalition documents progress in Quarterly Reports to EPA and in the ACRES database. The report lists goals accomplished and activities planned for the next quarter. Any significant deviations from the Work Plan will be noted and discussed with the EPA Project Officer to develop corrective actions. **Anticipated outcomes** are: 1) funding leveraged to ensure the end goals of redeveloped brownfields are met; 2) reduced vacant, underutilized, and tax-delinquent properties; 3) increased property tax revenue; 4) jobs created on former brownfields; 5) reduced criminal activity; and 6) increased capacity for all community members to participate in redevelopment processes.

SECTION 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability

4.a.i. Organizational Structure: The Coalition, led by Eugene, is a collective governance structure, ensuring interests of each partner are considered during site selection. We will update the existing Memorandum of Agreement to ensure it reflects our shared vision. The Brownfields Advisory Committee (BAC), made up of representatives from Coalition members and DEQ will review grant-funded work as necessary to ensure equitable funding throughout the Coalition area and completion of project goals in the 3-year timeline. A summary of BAC functions is provided in 3.a.

4.a.ii. Description of Key Staff: Eugene's project manager will be responsible for administrative and financial project elements. The Coalition team and roles are:

Anne Fifield (Eugene Economic Strategies Manager) will manage grant implementation. She has served as the project advisor for the FY12 and FY17 grants. Prior to joining the City, Ms. Fifield worked as an economics consultant for 20 years. **Tim Westerman** (Eugene Financial Lead) has 10 years experience with municipal accounting practices including audit preparation, multi-fund budget management, and special revenue process controls. **Courtney Griesel** (Springfield Economic Development Manager) will be the Springfield lead for the project. With the City since 2006, she manages Springfield's two urban renewal areas and city-wide economic development. **Austin Ramirez** (Lane County Economic Development Manager) will be Lane County's lead for the project. Mr. Ramirez is the County lead on coordinating emergency response efforts in the fire-impacted areas in Lane County.

4.a.iii. Acquiring Additional Resources: To ensure our Project is completed within the grant term, we will procure an environmental consultant using a competitive process compliant with 2 CFR 200.317-326 and our internal procurement requirements. Staff will adhere to federal procurement standards, identified in the appropriate OMB Circulars and program regulations, and use best faith efforts to advertise and make available hiring and contracting opportunities to Minority-Owned and Women-Owned Business Enterprises, while also adhering to stringent Equal Employment Opportunity and Federal Procurement Standards.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: The Coalition received Community-Wide Assessment Grants in FY12 (\$680,000) and FY17 (\$500,000). Work under both is and was conducted in accordance with US EPA Cooperative Agreements 00J66601 (FY 12) and 01J40201 (FY 17). The City is currently in the process of closing out the FY17 grant and expects to have all funds drawn down by December 2020.

4.b.i.(1) Accomplishments: Accomplishments, outputs and outcomes achieved with FY12 and FY17 funding have been accurately reported on ACRES. Highlights include: Developed a ranked inventory of brownfields in selected high priority areas; Funded 34 Phase I ESAs, 20 Phase II ESAs, and 4 cleanup plans on 37 brownfield sites; Outreach: created project website, 2 project fact sheets and 2 brochures; 12 BAC meetings; 6 public meetings; presented information at 10 community meetings; Created a streamlined site prioritization process with Evaluation Criteria and a simple assessment request form; Spurred active or completed redevelopment at 16 former brownfields. When complete, these projects will have created approximately 116 affordable housing units, created approximately 120 jobs, and provided over 10 acres of new greenspace along the Willamette River; Leveraged public and private investment estimated at more than \$500M; completed all EPA reports to date.

4.b.i.(2) Compliance with Grant Requirements: The Coalition successfully completed two Cooperative Agreement work plans on July 11, 2012 and August 3, 2017. Due to staffing changes, the Coalition received 2 extensions for the FY12 grant, and ultimately was unable to spend about \$24K due to inability to find petroleum-eligible sites. The Coalition has expended over 70% of the FY17 grant and is on track to spend down by December and submit closeout documentation. The Coalition kept the ACRES database updated throughout the grant term and submitted quarterly reports to the EPA documenting our progress, achievements, and budget status during each project quarter.

4.b.ii and 4.b.iii: Not applicable.

**Application for U.S. EPA Assessment Coalition Grant -
Eugene/Springfield/Lane County Coalition – FY2021**

Statement of Lead Applicant Eligibility

The City of Eugene is a General Purpose Unit of Local Government as defined by 2 CFR Section 200.64. Coalition members City of Springfield and Lane County are also general purpose units of local government. The City of Eugene (on behalf of the Coalition) has expended over 70% of funds to date, will expend all funds by December 2020 and is on track to close out the FY2017 award as demonstrated by the attached financial record.

CITY OF SPRINGFIELD, OREGON



CITY MANAGER'S OFFICE
LEGISLATIVE & PUBLIC AFFAIRS
ECONOMIC DEVELOPMENT
CITY RECORDER

225 FIFTH STREET
SPRINGFIELD, OR
97477
(541) 726-3700
FAX (541) 726-2363

October 21, 2020

Amanda D'Souza, Community Development Division
City of Eugene
99 W. 10th Ave.
Eugene, OR 97401

RE: EPA Brownfield Assessment Coalition Grant

Dear Ms. D'Souza:

The City of Springfield is pleased to continue as a Partner in the Eugene/Springfield/Lane County Brownfields Assessment Coalition. We fully and energetically support this application for the EPA FY21 Brownfields Community-Wide Assessments Grant and note that this funding has been vital in our efforts to build community partnerships with community members and local property owners around shared goals for unencumbered clean sites. Through this partnership, the City and Coalition members have been able to assess underutilized sites in priority redevelopment areas, inform community members and owners about the process and benefits of performing assessments and clean-up and showcase the potential for redevelopment and reuse once the perception of contamination is removed. We have been able to expand the list of current redevelopment projects and investments under consideration in Springfield because of past Coalition work and the front-end resource and partnership it provides to the City and property owner.

City of Springfield Economic Development staff will continue to participate in Brownfields Advisory Committee Meetings, support community outreach particularly to our downtown Springfield property owners and fire impacted residents, and assist with related components of program implementation.

Our Coalition has seen great success over the past three years, evidenced by the number of active projects underway which were supported early by grant funded assessment work and the fact we now have property owners approaching us based on that past work, relationship building, and resultant word of mouth from program participants. Such momentum is critical to continue in our current community stresses related to a declared housing emergency, COVID-19 pandemic, and devastating Holiday Farm Fire.

We look forward to continuing our successful coalition to revitalize and transform Lane County's economic future by restoring brownfields to productive use in the community.

Respectfully ,

Courtney Griesel
Economic Development Director
City of Springfield, Oregon



LANE COUNTY Community & Economic Development Division

125 East Eighth Avenue Eugene OR
541-682-6503

October 21, 2020

Amanda D'Souza, Community Development Division
City of Eugene
99 W. 10th Ave.
Eugene, OR 97401

RE: EPA Brownfield Assessment Coalition Grant

Dear Ms. D'Souza:

Lane County is pleased to continue as a as a Partner in the Eugene/Springfield/Lane County Brownfields Assessment Coalition. We support this application for the EPA FY21 Brownfields Community-Wide Assessments Grant. This funding has been vital in our efforts to revitalize and bring forth the potential of many sites throughout Lane County.

Lane County Economic Development staff will continue to participate in Brownfields Advisory Committee Meetings, support community outreach particularly to our Holiday Farm Fire impacted communities, and assist with related components of program implementation.

Our Coalition has seen great success over the past three years, perhaps evidenced most glaringly by the fact we now have property owners approaching us based on members' hard work, relationship building, and resultant word of mouth from program participants. Such momentum is critical to continue in our current community stresses related to a declared housing emergency, COVID-19 pandemic, and devastating Holiday Farm Fire.

We look forward to continuing our successful coalition to revitalize and transform Lane County's economic future by restoring brownfields to productive use in the community.

Sincerely,

Austin Ramirez
Community & Economic Development Manager

Application for U.S. EPA Assessment Coalition Grant - Eugene/Springfield/Lane County Coalition – FY2021

COMMUNITY INVOLVEMENT

As we did for the FY12 and FY17 projects, the Coalition will continue to supplement our in-house public engagement resources with coordination assistance from our consultant. In the past, our consultant has subcontracted with a local professional public involvement firm with expertise in brownfields, land use and transportation planning, and economics to assist with outreach strategy and meeting facilitation. The Coalition intends to include a preference for contracting with a local firm in the consultant procurement process.

The Coalition will continue with the effective public engagement methods developed for our FY12 and FY17 projects. For example, we hosted two public meetings to share information about the grant and solicit interest. We targeted local developers, real estate brokers, and affordable housing providers which helped generate significant interest in the program. This outreach was an effective way to identify sites in the region being considered for redevelopment. We have built strong relationships with several real estate brokers who work throughout the region, which has been a valuable resource in reaching out to property owners and mitigating concerns about discovering environmental issues.

With our past grants, we have also learned it is very effective to attend ongoing community and neighborhood association meetings, and provide information about the brownfield program tailored to their specific plans and goals rather than exclusively relying on Coalition-hosted meetings. The Coalition will continue to reach out to Focus Area neighborhood associations and McKenzie Community Development Corporation to inform them about brownfield redevelopment.

Coalition Partners have also been very effective as community champions. They conduct outreach about the program as they identify needs when working in the community. In FY17, Coalition Partners presented information to several groups including the Housing Policy Board, the Cascades West Economic Development District, and the Commercial Investment Division of Lane County.

In addition, we will strengthen our individual outreach to underserved communities and agencies that support them. The Coalition has begun to bolster engagement with underrepresented populations our previous grants and will continue these efforts for the FY21 project. In 2016, Eugene circulated a brownfield-focused community survey in both English and Spanish to begin to collect public input on goals and priorities. With the FY21 grant, we will continue to build our relationships with community partners and look for opportunities to build new partnerships particularly with underserved communities.

SENSITIVE BUT UNCLASSIFIED
Automated Standard Application for Payments
CASH MANAGEMENT REPORT
Average Day Analysis By ALC / Recipient ID / Acct Report

ALC/Region : ALL/
 Recipient ID : 4110707
 Account ID : BF01J40201
 CFDA :
 Transaction Date From : 01/01/2017

Short Name :
 Short Name : COE

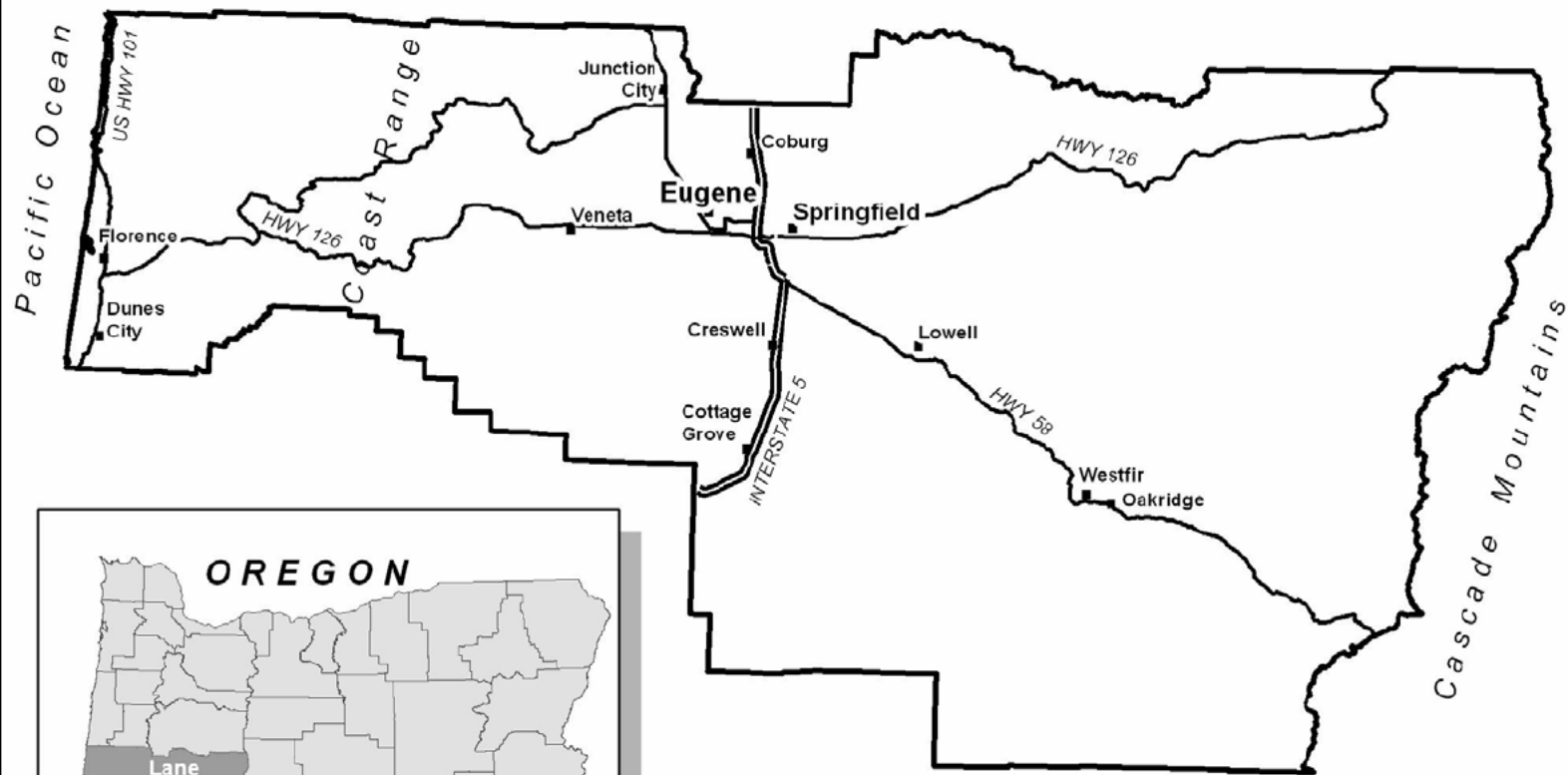
Through : 08/31/2020

ALC/Region	Recipient ID	Account ID	CFDA	Group ID	Beginning Balance	Authorizations	Payments & Adjustments (PY/RP/BE)	Account Balance	Avg Days
68128933/	4110707	BF01J40201	66.818	X0493	\$0.00	\$500,000.00	-\$444,234.43	\$55,765.57	103.80
Totals :					\$0.00	\$500,000.00	-\$444,234.43	\$55,765.57	
ALC/Region Totals :					\$0.00	\$500,000.00	-\$444,234.43	\$55,765.57	

14. Areas Affected by Project

Lane County, Oregon

Lane County, Oregon



0 10 20 30 40 Miles



Lane Council of Governments
859 Willamette, Suite 500
Eugene, Oregon 97401

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Eugene

* b. Employer/Taxpayer Identification Number (EIN/TIN):

93-6002160

* c. Organizational DUNS:

9312673010000

d. Address:

* Street1:

99 West 10th Avenue

Street2:

* City:

Eugene

County/Parish:

* State:

OR: Oregon

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

97401-3001

e. Organizational Unit:

Department Name:

Planning and Development

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Anne

Middle Name:

* Last Name:

Fifield

Suffix:

Title:

Economic Strategies Manager

Organizational Affiliation:

* Telephone Number:

541-682-5451

Fax Number:

* Email:

afifield@eugene-or.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-14 Areas Affected by Project.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The Lane County Brownfields Assessment Coalition will update brownfield inventory, conduct Phases I and II Environmental Site Assessments, prepare cleanup/reuse plans, and conduct public outreach.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: